

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 95

CASE NO. 73-27

JULY 30, 1974

Pursuant to notice, a public hearing of the Zoning Commission was held on July 10, 1974, to consider an application by the New Model Cities Housing Development Corporation for an amendment to the Zoning Map, as follows:

Change from C-M-1 to R-4, lots 805, 37, 809, and 63 in Square 4054, located at 11th Place between Holbrook Terrace and Raum Street, N.E.

FINDINGS OF FACT

1. The area of the site is approximately 32,500 square feet (Baist Atlas Volume 4, page 3).

2. The subject site is presently vacant.

3. The proposed amendment to the Zoning Map would reduce the maximum Floor Area Ratio from 3.0 under the C-M-1 zone district to a maximum of 1.8 in the R-4 zone district; the maximum height will remain at 40 feet.

4. The New Model Cities Housing Development Corporation testified that 20 row houses would be constructed on the site pursuant to the requirements of the R-4 zone district, if the proposed zone change is granted.

5. The subject site is surrounded on all sides by existing R-4 zone districts.

6. Development of the subject site pursuant to the R-4 zoning would be consistent with the predominant uses and densities in the Trinidad area, and would encourage the provision of needed housing for moderate income families.

7. The Zoning Advisory Council concluded, and the Commission finds, that the appropriate zoning classification for the subject site is R-4, that the proposed amendment would conform the subject site with the surrounding neighborhood and would encourage construction that would be consistent and compatible with the neighborhood.

8. The Office of Planning and Management concluded, and the Commission finds, that the proposed amendment is compatible with the existing neighborhood and development under the proposed zone would be consistent with existing uses and densities in the area.

9. There was no opposition to the proposed zone change evinced at the public hearing.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission hereby makes the following Conclusions of Law:

1. The height, bulk, and density of the proposed R-4 zone district is appropriate for this area of the city because it would have beneficial impact on the character of the surrounding neighborhood.

2. The proposed zone change is appropriate because it would lessen congestion in the street, promote health and the general welfare, prevent undue concentration of population and the overcrowding of land, would promote such distribution of population and the uses of land as would tend to create conditions favorable to the health, safety,

transportation, protection of property, provide recreational opportunities, and promote efficient supply of public services. The existing zoning would preclude construction in harmony with the character of the neighborhood.

3. The proposed zone change is in harmony with the intent, purpose and integrity of the comprehensive zone plan as embodied in the Zoning Regulations and Map.

4. The approval of this zone change is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 52 Stat. 797), as amended.

DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby ORDERS APPROVAL of the following amendment of the Zoning Map:

Change from C-M-1 to R-4, lots 805,
37, 36, and 33 in Square 4054, located
at 11th Place between Holbrook Terrace
and Raum Street, N.E.

BY UNANIMOUS DECISION OF THE ZONING COMMISSION

ATTEST:



Martin Klauber
Executive Secretary